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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, as Trustee for SECURITIZED  
 ASSET BACKED RECEIVABLES LLC  
 TRUST 2006-WM4,

Plaintiff,

vs.

BFP INVESTMENTS 2, LLC, a Nevada  
 Limited Liability Company; HILLSIDE VIEW  
 HOMEOWNERS ASSOCIATION, INC., a  
 Nevada Non-Profit Corporation; and  
 NEVADA ASSOCIATION SERVICES, INC.,  
 a Nevada corporation,

Defendants.

BFP INVESTMENTS 2, LLC,

Counter/Cross Claimant,

vs.

DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, as Trustee for SECURITIZED  
 ASSET BACKED RECEIVABLES LLC  
 TRUST 2006-WM4; LOPE I. RANOLA, an  
 individual; AIDA RANOLA, an individual,

Counter/Cross Defendants.

Case No. 2:16-cv-02895-JAD-VCF

**JUDGMENT BY DEFAULT AGAINST  
 LOPE I. AND AIDA RANOLA**

**AND ORDER CLOSING CASE**

**ECF No. 59**

This matter came before the Court on BFP Investments 2, LLC's ("BFP") Motion for  
 Judgment by Default against Lope I. Ranola and Aida Ranola ("Cross-Defendants"). Having

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1 considered the motion, including the declarations attached thereto, the Court makes the following  
2 findings of fact and conclusions of law:

3 1. On February 27, 2017, BFP filed a Cross-Complaint [ECF No. 21] for quiet title and  
4 injunctive relief against Cross-Defendants, relating to real property located at 711 Mount Julian  
5 Street, Las Vegas, Nevada 89110; Parcel No. 140-34-510-044 ("the Property").

6 2. Cross-Defendants failed to answer the complaint within the 21-day time limit set forth in  
7 FRCP 12. The Clerk of the Court appropriately entered a default against Cross-Defendants on  
8 March 12, 2017.


9 3. Cross-Defendants are not incompetent, an infant, or serving in the United States military.

10 4. BFP submitted credible evidence in support of its motion in the form of documents  
11 obtained from the Official Records of the Clark County Recorder and declarations made under  
12 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against  
13 Cross-Defendants.

14 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and  
15 made the foregoing findings of fact and conclusions of law, and finding good cause,

16 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendants, Lope I. Ranola  
17 and Aida Ranola, any successors and assigns, have no right, title or interest in the Property and  
18 the BFP's motion for default judgment [ECF No. 59] is **GRANTED**.

19 IT IS FURTHER ORDERED that the Clerk of Court is directed to CLOSE THIS CASE.

20  
21   
22 UNITED STATES DISTRICT JUDGE  
23 Dated: 9-13-2020

24 *Respectfully submitted by:*

25 **KIM GILBERT EBRON**

26 /s/ Jason G. Martinez

27 JASON G. MARTINEZ, ESQ.

28 Nevada Bar No. 13375

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Attorneys for BFP Investments 2, LLC

DATED this 25<sup>th</sup> day of August, 2020.